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IGSL

**Initial Study
and
Negative Declaration**

**2000-2005
Chino Housing Element Update**

City of Chino
13220 Central Avenue
Chino, CA 91710

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July 2001

Consultant to the City of Chino:
CBA, Inc.
747 E. Green Street, Suite 300
Pasadena, CA 91101

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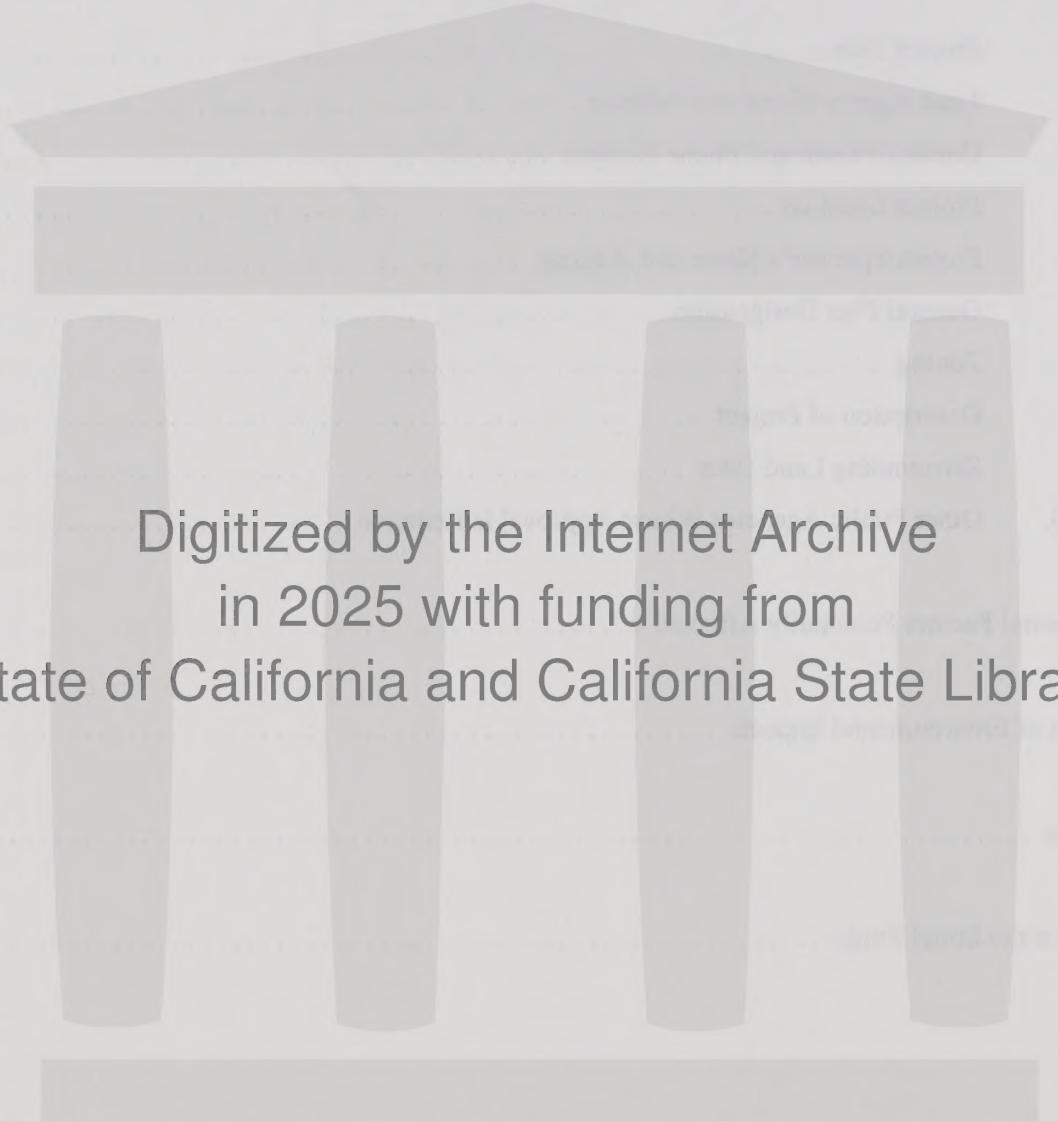
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Figure 1 Project Location 2

Environmental Checklist Form

1. **Project title:** 2000-2005 Chino Housing Element Update
2. **Lead agency name and address:** City of Chino
Chino, CA
3. **Contact person and phone number:** Anna Rodarte, Housing Program Specialist
Community Development Department
City of Chino
(909) 464-0775
4. **Project location:** City of Chino, which comprises 21 square miles and is located in western San Bernardino County at the juncture of the SR 60 and SR 71 freeways.
5. **Project sponsor's name and address:** City of Chino
Chino, CA
6. **General Plan designation:** Not applicable
7. **Zoning:** Not applicable
8. **Description of project:**

The California State Legislature has identified the attainment of a decent home and suitable living environment for every Californian as the State's major housing goal. Recognizing the important role of local planning programs in the pursuit of this goal, the Legislature has mandated that all cities and counties prepare a housing element as part of their comprehensive General Plan. Section 65302 (c) of the Government Code sets forth the specific components to be contained in a community's housing element.

State law requires Housing Elements to be updated at least every five years to reflect a community's changing housing needs. This update covers the 2000-2005 period, pursuant to the update cycle for jurisdictions within the Southern California Association of Governments (SCAG) region. The Chino Housing Element was last updated in 1989 and is currently being comprehensively updated to address existing and projected housing needs.

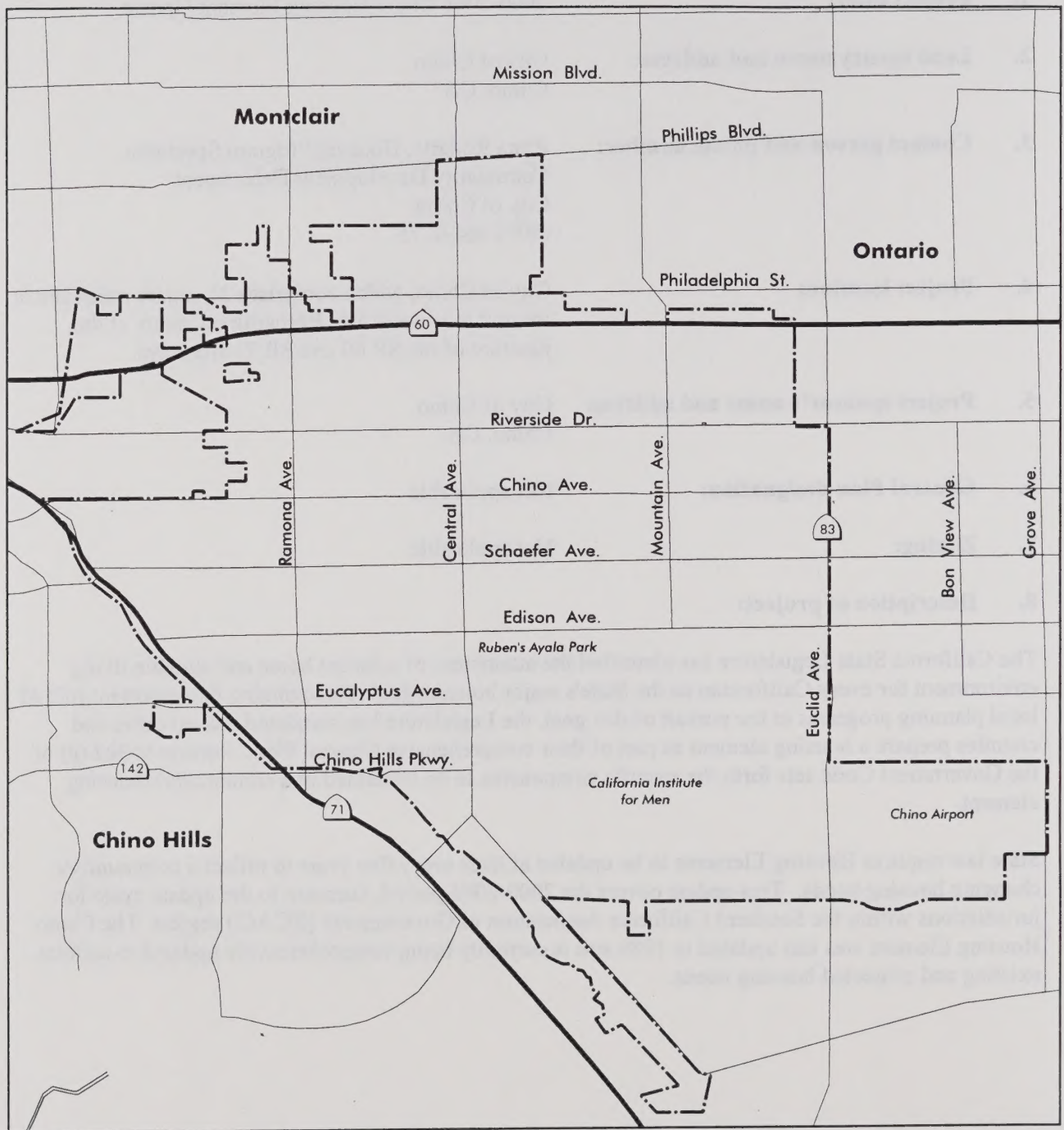


Figure 1
Project Location

The Chino Housing Element is comprised of the following major components:

- a. An analysis of the demographic, household, and housing characteristics and trends (Section 2).
- b. A review of potential market, government, and environmental constraints to meeting the City's identified housing needs (Section 3).
- c. An evaluation of the land, financial and administrative resources available to address housing needs (Section 4).
- d. An evaluation of accomplishments achieved under the adopted 1989 Housing Element (Section 5).
- e. A statement of the Housing Plan to address Chino's identified housing needs, including housing goals, policies and programs (Section 6).

The Housing Element identifies the existing housing needs in the community, and sets forth goals, policies and programs, such as rehabilitation and first-time home buyer assistance, to address these needs. The Housing Element includes a program (Action A4-3.1.3) to pursue the rezoning of commercial land for high density residential uses in the Central Avenue Specific Plan area. However, no specific development is proposed with the Housing Element.

9. Surrounding Land Uses:

Surrounding communities include Pomona, Montclair, and Ontario to the north, Chino Hills to the west and south, and unincorporated San Bernardino County to the south and east. Surrounding land uses include agricultural, residential, commercial, and industrial uses.

10. Agencies Whose Approval is Required:

City of Chino Adoption of the 2000-2005 Housing Element Update

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

- | | | |
|--|---|---|
| ☐ Aesthetics | ☐ Agriculture Resources | ☐ Air Quality |
| ☐ Biological Resources | ☐ Cultural Resources | ☐ Geology/Soils |
| ☐ Hazards & Hazardous Materials | ☐ Hydrology/Water Quality | ☐ Land Use/Planning |
| ☐ Mineral Resources | ☐ Noise | ☐ Population |
| ☐ Public Services | ☐ Recreation | ☐ Transportation/Traffic |
| ☐ Utilities/Service Systems | ☐ Mandatory Findings of Significance | |

DETERMINATION:

On the basis of this initial evaluation:

- ☒ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- ☐ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- ☐ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- ☐ I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed my mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- ☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Signature

Date

Printed Name

EVALUATION OF ENVIRONMENTAL IMPACTS:

Issues:

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
I. AESTHETICS. Would the project:				
a) Have a substantial adverse effect on a scenic vista?	☐	☐	☐	☒
b) Substantially damage scenic resources, including, but not limited to trees, rock outcroppings, and historic buildings within a state scenic highway?	☐	☐	☐	☒
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	☐	☐	☐	☒
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	☐	☐	☐	☒

(a through d) Existing housing development standards regarding building height, setbacks, and design set forth in the City's Zoning Code will continue to regulate future housing development. No impact will result.

II. AGRICULTURE RESOURCES: In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to a non-agricultural use?	☐	☐	☐	☒
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☐	☐	☐	☒
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to a non-agricultural use?	☐	☐	☐	☒

(a through c) The proposed project will not alter the existing General Plan policies regarding agricultural resources, and agricultural zoning will continue to regulate development within agricultural areas. The existing policies regarding agricultural uses and the right to farm provide for the continuation of agricultural uses. No impact to agricultural resources will result.

Issues:

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
III. AIR QUALITY: Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?	☐	☐	☒	☐
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	☐	☐	☒	☐
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	☐	☐	☒	☐
d) Expose sensitive receptors to substantial pollutant concentrations?	☐	☐	☒	☐
e) Create objectionable odors affecting a substantial number of people?	☐	☐	☒	☐

(a through e) The proposed project includes a program to study the potential rezoning of some commercial land to high density residential uses within the Central Avenue Specific Plan area. General commercial uses such as offices, specialty and general commercial shopping centers, and fast-food and quality restaurants, all generate higher traffic volumes and associated noise and air quality impacts than high density residential uses. Furthermore, including residential uses along Central Avenue has the benefit of potentially reducing both work and non-work related trips by future residents in the area due to their proximity to jobs and services, which reduces air pollutant emissions and impacts to air quality.

Overall, air quality impacts associated with the implementation of the 2000-2005 Housing Element will be similar to or less than those anticipated under the General Plan EIR. Upon completion of the rezoning study, should rezoning actually take place, environmental documentation will be prepared to assess the associated air quality impacts.

IV. BIOLOGICAL RESOURCES. Would the project:

a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	☐	☐	☐	☒
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?	☐	☐	☐	☒

Issues:

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	☐	☐	☐	☒
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	☐	☐	☐	☒
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☐	☐	☒
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation?	☐	☐	☐	☒

(a through f) The adoption of the 2000-2005 Housing Element does not impact or modify existing development regulations or City policies for the preservation of biological resources. Future development within the City will be subject to environmental review as required by State law and City policy. No impact will result.

V. CULTURAL RESOURCES. Would the project:

a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?	☐	☐	☐	☒
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	☐	☐	☐	☒
c) Directly or indirectly destroy a unique Paleontological resource or site or unique geologic feature?	☐	☐	☐	☒
d) Disturb any human remains, including those interred outside of formal cemeteries?	☐	☐	☐	☒

(a through d) The proposed project does not involve revisions to development standards that would impact cultural resources. Existing policies related to cultural resources will continue to apply to future development projects. No impact will result.

VI. GEOLOGY AND SOILS. Would the project:

a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:	☐	☐	☐	☒
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See items i through iv below.

Issues:

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	☐	☐	☐	☒
ii) Strong seismic ground shaking?	☐	☐	☐	☒
iii) Seismic-related ground failure, including liquefaction?	☐	☐	☐	☒
iv) Landslides?	☐	☐	☐	☒
b) Result in substantial soil erosion or the loss of topsoil?	☐	☐	☐	☒
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	☐	☐	☐	☒
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	☐	☐	☐	☒
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	☐	☐	☐	☒

(a through e) All future development within the City will be subject to site-specific geotechnical studies as determined appropriate by the City and will comply with applicable building code regulations. Furthermore, the project sets forth programs and policies to facilitate housing rehabilitation and therefore has the potential to improve the seismic safety of older housing units in the City. No impact will result.

VII. HAZARDS AND HAZARDOUS MATERIALS.

Would the project:

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☐	☐	☒
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	☐	☐	☐	☒
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☐	☒

Issues:

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	☐	☐	☐	☒

(a through d) Future development within the City will continue to be subject to hazardous materials regulations. Specifically, the City's CDBG-funded residential rehabilitation programs comply with HUD's regulations regarding lead-based paint abatement. Overall, implementation of the proposed Housing Element has the potential of reducing hazardous materials in the City's housing stock.

e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☐	☒
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☐	☒

(e and f) The proposed Housing Element includes a program to study and pursue redesignation of some commercial areas in the Central Avenue Specific Plan for high density residential uses. Implementation of the proposed project has the potential to increase the resident population in the City above that anticipated under the adopted General Plan.

However, the project will not result in an increased number of residents who would be exposed to safety hazards associated with the Chino Airport. The Chino Airport is located at least four miles away from Central Avenue where the potential redesignation of land use may occur. Furthermore, future development will continue to be subject to land use compatibility regulations for projects within the vicinity of the airport. No impact will result.

g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☐	☒
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	☐	☐	☐	☒

(g and h) The proposed project will not impair implementation of an adopted emergency response plan. The proposed project is located in a suburban area, the majority of which is developed. It is not located adjacent to wildlands. The project will not expose people to the potential risk of fire. The Housing Element requires the enforcement of the Uniform Building Code and Uniform Housing Code to mitigate unsafe conditions in the City's existing housing stock. No impact will result.

VIII. HYDROLOGY AND WATER QUALITY. Would the project:

a) Violate any water quality standards or waste discharge requirements?	☐	☐	☐	☒
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Issues:

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	☐	☐	☐	☒
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	☐	☐	☐	☒
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	☐	☐	☐	☒
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	☐	☐	☒	☐
f) Otherwise substantially degrade water quality?	☐	☐	☒	☐
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	☐	☐	☐	☒
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	☐	☐	☐	☒
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	☐	☐	☐	☒
j) Inundation of seiche, tsunami, or mudflow?	☐	☐	☐	☒

(a through j) The Element includes a program to pursue the potential redesignation of some commercial properties within the Central Avenue Specific Plan area for high density residential uses. The potential increase in water consumption, generation of waste water, and urban runoff associated with increased residential uses in this area are anticipated to be off set to a large extent by reductions in such impacts associated with the decreased commercial uses.

Furthermore, all future development within the project area will be subject to site specific environmental studies as determined appropriate by the City, and will comply with applicable City policies related to water issues. Impact will be less than significant.

Issues:

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
IX. LAND USE AND PLANNING. Would the project:				
a) Physically divide an established community?	☐	☐	☐	☒
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	☐	☐	☒	☐
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	☐	☐	☐	☒

(a through c) The proposed project involves adoption of the 2000-2005 Housing Element. The Element does not contain programs or policies that will physically divide an established community.

The proposed project includes a program to pursue the redesignation of some commercial areas in the Central Avenue Specific Plan area for high density residential uses. Implementation of this program will introduce an additional housing option for Chino residents and encourage the development of a vibrant commercial area along Central Avenue.

Implementation of this program will enhance the City's ability to provide an optimum pattern and mix of residential uses and to provide a range of commercial uses compatible with a basic residential community, both of which are established objectives of the Chino General Plan Land Use Element. This program will also result in potential reductions in traffic volume associated with work and non-worked related trips for the residents which is also an objective of the Chino General Plan Circulation Element. Thus, the proposed project is consistent with the goals, policies, and objectives of the adopted General Plan. Should the Central Avenue land use redesignation program be executed, the City will pursue an amendment to the General Plan and Zoning Ordinance to ensure compliance with land use and zoning regulations.

No habitat conservation plans or natural community conservation plans exist in the project area. No impact will result.

X. MINERAL RESOURCES. Would the project:

a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	☐	☐	☐	☒
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	☐	☐	☐	☒

(a and b) The proposed project will not result in the loss of known mineral resources. No impact will result.

XI. NOISE. Would the project result in:

a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	☐	☐	☐	☒
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	☐	☐	☐	☒

Issues:

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☐	☒	☐
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☐	☒	☐
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☒
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☒

(a through f) The proposed project includes a program to pursue rezoning of some commercial areas to high density residential uses within the Central Avenue Specific Plan area. General commercial uses such as offices, specialty and general shopping centers, and fast-food and quality restaurants, all generate higher traffic volumes and associated noise and air quality impacts than high density residential uses. Furthermore, including residential uses along Central Avenue has the benefit of potentially reducing both work and non-work related trips by future residents in the area due to their proximity to jobs and services. Overall, noise impacts associated with the implementation of the 2000-2005 Housing Element are expected to be similar to those anticipated under the General Plan EIR.

The project will not result in an increased number of residents who would be exposed to noise impacts associated with the Chino Airport. The Chino Airport is located at least four miles away from Central Avenue where the potential redesignation of land use may occur. Other noise impacts on residents associated with the airport have already been considered in the General Plan EIR.

In addition, housing rehabilitation programs and policies contained in the Housing Element will facilitate installation of noise insulation devices (such as dual-glazed windows) in the City's existing housing stock. Impacts will be less than significant.

XII. POPULATION AND HOUSING. Would the project:

a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	☐	☐	☒	☐
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒

Issues:

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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(a through c) The proposed project includes a program to pursue redesignation of some commercial areas in the Central Avenue Specific Plan for high density residential uses. Implementation of the proposed project has the potential to increase the number of housing units and resident population in the City above that anticipated under the adopted General Plan.

The objective of the land use redesignation program included in the proposed project is to ensure that the City provides a range of housing choices in type and price for its existing and future residents, consistent with the goals and policies of the Chino General Plan.

No specific development is included as part of the proposed project; no housing in the City will be displaced.

XIII. PUBLIC SERVICES

- a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

Fire protection?	☐	☐	☒	☐
Police protection?	☐	☐	☒	☐
Schools?	☐	☐	☒	☐
Parks?	☐	☐	☒	☐
Other public facilities?	☐	☐	☒	☐

(a) Implementation of the proposed project, specifically the land use redesignation program, has the potential to increase the number of housing units and resident population in the City above that anticipated under the adopted General Plan. However, given the scope of this program and the offsetting of service needs between residential and commercial uses, the level of impact will be less than significant. Furthermore, future development proposals will be required to pay all applicable fees (including park fees and development impact fees) to address any potential impacts on public services.

XIV. RECREATION

a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	☐	☐	☒	☐
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	☐	☐	☒	☐

Issues:

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
(a and b) Implementation of the proposed project, specifically the land use redesignation program, has the potential to increase the number of housing units and resident population in the City above that anticipated under the adopted General Plan. However, given the scope of this program, the level of impact will be less than significant. Furthermore, future development proposals will be required to pay all applicable fees (including park fees and development impact fees) to address any potential impacts on recreation services and resources.				

XV. TRANSPORTATION/TRAFFIC. Would the project:

a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?	☐	☐	☒	☐
b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?	☐	☐	☐	☒
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	☐	☐	☐	☒
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☐	☒	☐
e) Result in inadequate emergency access?	☐	☐	☐	☒
f) Result in inadequate parking capacity?	☐	☐	☐	☒
g) Conflict with adopted policies, plans, or program supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	☐	☐	☐	☒

(a through g) Implementation of the proposed project may result in the rezoning of some commercial areas to high density residential uses within the Central Avenue Specific Plan area. Given that general commercial uses typically generate higher traffic volumes than high density residential uses, the impacts will be less than the current land use. Also, locating residential uses along commercial corridors has the potential benefit of reducing both work and non-work related trips by future residents due to their proximity to jobs and services.

The proposed project does not involve air traffic patterns or include any design changes to the local roadway network. No specific development project is included as part of the proposed project and therefore no impact on emergency access or parking capacity will result. The specific future development proposals will be reviewed to address any potential traffic and circulation impacts, and mitigation will be required as appropriate. The proposed project supports adopted policies, plans, and programs on alternative transportation. No impact will result.

Issues:

Potentially
Significant
Impact

Less Than
Significant
With
Mitigation
Incorporation

Less Than
Significant
Impact

No
Impact

XVI. UTILITIES AND SERVICE SYSTEMS. Would the project:

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? | ☐ | ☐ | ☐ | ☒ |
| b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing significant environmental effects? | ☐ | ☐ | ☒ | ☐ |
| c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? | ☐ | ☐ | ☒ | ☐ |
| d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? | ☐ | ☐ | ☒ | ☐ |
| e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has inadequate capacity to serve the project's projected demand in addition to the provider's existing commitments? | ☐ | ☐ | ☒ | ☐ |
| f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs? | ☐ | ☐ | ☒ | ☐ |
| g) Comply with federal, state, and local statutes and regulations related to solid waste? | ☐ | ☐ | ☐ | ☒ |

(a through g) Implementation of the proposed project, specifically the land use redesignation program, has the potential to increase the number of housing units and resident population in the City above that anticipated under the adopted General Plan. Water consumption, wastewater and solid waste generation may increase. However, given the scope of this program and the offsetting of impacts on utilities between residential and commercial uses, the incremental impacts on utility and service systems are anticipated to be less than significant. Future development proposals will be reviewed for potential impacts to utilities and service systems.

XVII. MANDATORY FINDINGS OF SIGNIFICANCE

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory? | ☐ | ☐ | ☐ | ☒ |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Issues:

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	☐	☐	☒	☐
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☐	☒	☐

(a through c) The Housing Element of the Chino General Plan is a five-year policy document established to address the State's housing goal of attaining a decent home and suitable living environment for every resident. While the Housing Element recommends that the City pursue redesignation of some commercial areas in the Central Avenue Specific Plan area, the Element itself does not propose any specific development project. Furthermore, if implemented, the redesignation of land uses will only result in impacts that are either beneficial due to the reduction in impact from the potential change in land use (noise, traffic, and air quality) or less than significant (public services, recreation, population and housing, and utilities). Contribution to cumulative impacts is considered minimal.

References

1. City of Chino Draft Housing Element, July 2001
2. Final EIR for the City of Chino General Plan, 1981.

Preparers of the Initial Study

Lead Agency

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